

## COUNTY-WIDE STANDARDS:

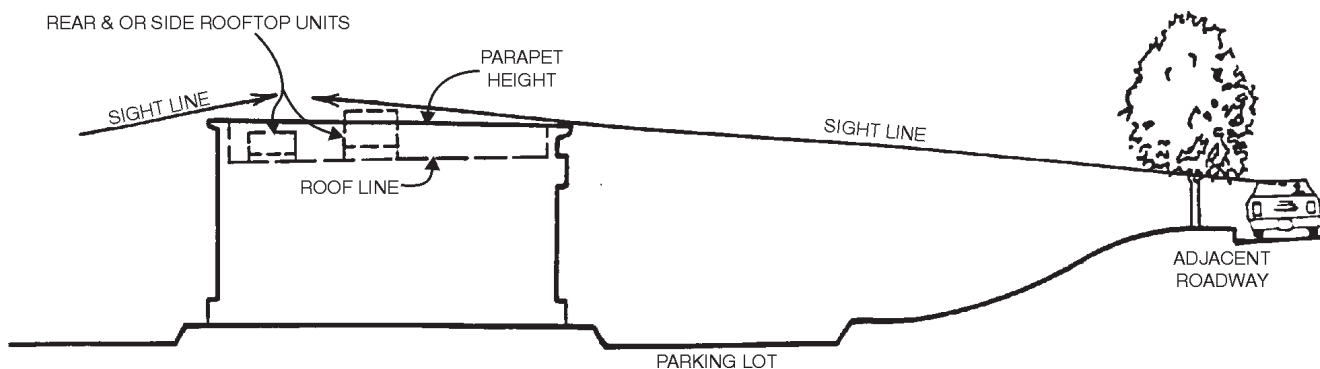
## ARCHITECTURAL TREATMENT MECHANICAL EQUIPMENT SCREENING

**Sec. 19-570(c):** Mechanical equipment, whether ground-level or rooftop, shall be screened from view of adjacent properties and public rights-of-way and designed to be perceived as an integral part of the building, except as stated herein. In I-2 and I-3 districts, mechanical equipment need not be screened from view of any I-2 or I-3 district or from any public right-of-way which does not accommodate or is not intended to accommodate through traffic movements.

### INTENT:

All roof, wall or ground mounted mechanical equipment including satellite dishes, exhaust fans, and roof access ladders should not detract from the building architecture and should be

screened from view of adjacent properties and public rights of way through a design that is integral to the building. This does not apply between I-2 and I-3 districts except when visible to a through street. Screening is most often accomplished through increased parapet heights or a mansard roof parapet design. Wall mounted exhaust fans should be flush with the building wall and louvered with colors matching the building. Visibility from public roads means the continuous view of the building beginning from a distance where the building is perceived by the motorist as a distinct building coming from both directions towards the building.



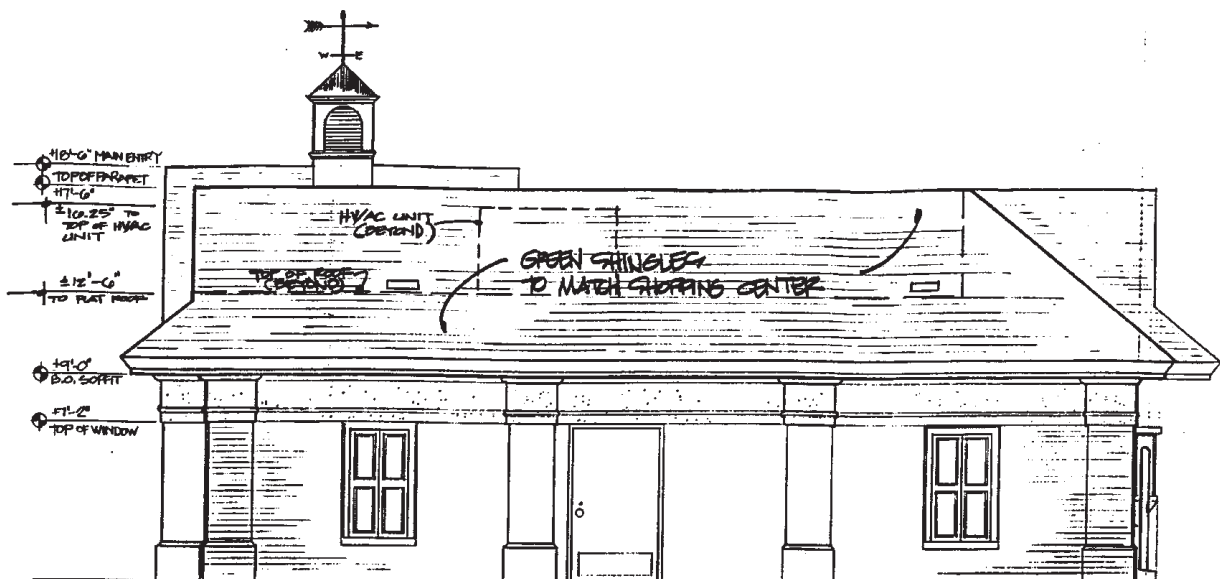
**Warning:** Changes in rooftop mechanical equipment or the use of sight distance studies to determine if angles of view allow lower parapets for screening will not remove developer's owner's responsibility to raise parapets if equipment is visible at time of a certificate of occupancy request. Maximum height of parapet required is equal to top of highest mechanical unit. Overpasses or similar elevated roads allowing visibility of equipment above this maximum parapet height will require units to be painted the same color as the roof.

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## ARCHITECTURAL TREATMENT MECHANICAL EQUIPMENT SCREENING (cont.)

Prior to receiving your building permit, you will need to provide two (2) copies of your building elevations (all 4 sides) showing all exterior finish materials and colors to the Planning Department Site Plan Review Section. These elevations will need to show how all building mounted equipment is being screened (except as allowed in I-2 and I-3 Districts), usually shown as noted below:

- Rooftop equipment should be shown in relief behind the parapets as being totally screened including satellite dishes. If equipment rises higher than parapets, sight line studies are needed to determine complete screening.
- Note roof access ladders as being located internally.
- Wall mounted exhaust fans need to be shown as louvered and flush with building walls. Louvers are to be painted to match building. This includes individual room air-conditioners in motels/hotels.
- Ground-level equipment immediately adjacent to the building should be screened with walls matching the building.



*Example of roof-top equipment shown in relief on architectural elevations:*

Shown right is a building with ground-mounted mechanical equipment screened to match the building.





*Above is an example of a building that required the parapet to be raised to screen visible rooftop equipment at the time a Certificate of Occupancy was requested. The dark maroon standing seam metal panel was added, matching the dark maroon standing seam roof over the pedestrian canopy. This approach to extending the parapet is acceptable.*



*Photo above shows visible roof-top units (as seen from adjacent road) on top of Lowe's building. Lowe's has since added additional courses of split face block to screen this view.*